



City of Wilsonville Testimony
Supporting HB 4084 Related to Economic Development:
Adding flexibility to Enterprise Zones and \$40 million to the Regionally Significant Industrial Sites program boost Oregon's economy

February 4, 2026

Chair Nguyen, Vice-Chair Skarlatos, Members of the House Committee on Economic Development, Small Business, and Trade:

Wilsonville **supports House Bill 4084, in particular the Enterprise Zone and industrial site readiness provisions.** Now is the time for bold action on economic development, and we appreciate Governor Kotek for introducing this legislation.

Wilsonville has several hundred acres of undeveloped industrial land already inside the Metro urban growth boundary in our Coffee Creek and Basalt Creek areas. These lands are planned, zoned, ready for utilities, and strategically located.

But making them competitive for development requires alignment between policy, economic development goals, localized competitive advantages, and private sector investment realities.

House Bill 4084 meaningfully improves that alignment.

First, the bill modernizes how Enterprise Zones may be established. Under current statute and rule, Wilsonville is precluded from establishing an Enterprise Zone. HB 4084 recognizes that **competitiveness today is about readiness and opportunity**, not just distress. By allowing locally-defined economic conditions—such as underutilized industrial land, economic transition, and workforce availability—as criteria for establishing an Enterprise Zone, communities like Wilsonville would be able to use this vital tool.

Second, the bill adds practical flexibility to Enterprise Zone programs. Projects may not fit neatly into a single box but still deliver substantial community, regional, and state benefit. Expanded eligibility for priority industries, waivers, and pilot programs allows communities to **tailor incentives to real projects.**

Third, HB 4084 recognizes the pace and realities of large-scale investment while maintaining standards for creating high-wage jobs. Phased hiring, productivity-based performance measures, and extended exemption periods provide certainty and value for projects that involve major capital investment and multi-year buildouts. For cities like Wilsonville, this flexibility is **crucial to attracting advanced manufacturing and traded-sector employers that create high-quality jobs over time.**

Finally, **the \$40 million investment in the Industrial Site Loan Fund is essential.** Site readiness is often the deciding factor in whether Oregon wins or loses a project. Utilities, roads, and competitively-sized parcels set the stage for attracting and growing businesses. This funding helps ensure that communities can be part of the solution.

In short, HB 4084 strengthens Oregon's economic development toolkit in a way that is realistic, flexible, and locally responsive. Wilsonville urges your support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shawn O'Neil', is positioned above the typed name.

Mayor Shawn O'Neil
City of Wilsonville